





Crawley BC - Appendix I - Local Plan & CIL Viability Assessment - Residential Assumptions (Sheet 1 of 3)

Scheme Size Appraised	Туре	Site Type	Dwelling Mix Application	Density	Net Land area (ha)	Gross Land Area (ha)	OS provision ¹ £ Financial Contribution only Excludes large greenfield typology	Skills Contribution ² - Policy EC4 (£) Assumes average occupancy of 2.5 persons per dwelling	Sustainable Transport ³ - Policy ST1 (£) Assumes average occupancy of 2.5 persons per dwelling	Main Build Period (Months)
9	Houses	Greenfield/PDL	Borough-wide Mix	35	0.26	0.30	N/A	N/A	N/A	12
9	Flats	PDL	Borough-wide Mix	100	0.09	0.10	N/A	N/A	N/A	12
10	Houses ⁴	Greenfield/PDL	Borough-wide Mix	40	0.25	0.29	£40,750	£6,175	£1,157	12
10	Flats	PDL	Borough-wide Mix	100	0.10	0.12	£40,750	£6,175	£1,157	12
10	Flats	PDL	Town Centre	200	0.05	0.06	£40,750	£6,175	£1,157	12
30	Flats Sheltered	PDL	Borough-wide Mix	125	0.24	0.28	£122,250	£18,525	£3,389	18
35	Flats	PDL	Borough-wide Mix	150	0.23	0.27	£142,625	£21,613	£3,930	18
35	Mixed ⁴	Greenfield/PDL	Borough-wide Mix	55	0.64	0.73	£142,625	£21,613	£3,930	18
50	Flats 3-5 Storey	PDL	Town Centre	150	0.33	0.38	£203,750	£30,875	£5,515	18
60	Flats Extra Care	PDL	Borough-wide Mix	125	0.48	0.55	£244,500	£37,050	£6,541	18
100	Flats 6+ Storey	PDL	Town Centre	200	0.50	0.65	£407,500	£61,750	£10,417	24
100	Flats 3-5 Storey	PDL	Borough-wide Mix	150	0.67	0.87	£407,500	£61,750	£10,417	24
100	Flats (Mixed Use) GF Retail	PDL	Town Centre	in the borough and followin	g review of the Knight Frank ' 5 'shops generally' (median), r	Yield guides (main and second	·	£61,750 ce of viability assessments at of Co-Star property resource. E		18
250	Flats 6+ Storey	PDL	Town Centre	200	1.25	1.63	£308,750	£154,375	£22,321	36
200	Flats 6+ Storey Build to Rent	PDL	Town Centre	200	1.00	1.30	£247,000	£123,500	£18,293	Timings bespoke to BTR typology
1000	Mixed	Greenfield (potential 'at Crawley')	Borough-wide Mix	40	25.00	50.00	10.55ha on-site provision	£617,500	£52,083	72*

Maintenance costs excluded. It was agreed through the earlier project stages (Emerging Findings Stages 1-5) to assume a financial contribution only rather than on-site provision. DSP "land-take" allowance is applied - see 'Notes' below.

Notes:

Following earlier stages of testing (Emerging Findings Stages 1-5), the above scenarios have been modelled at 40% AH on sites of 10+ units (borough-wide) and 25% AH (town centre) (BtR tested at both 25% Affordable Private Rent (APR) and 20% APR). Sites from 1-9 to be tested with AH financial contributions. The appraisals have been completed in each case to the point at which a negative results is returned - we consider there to be no merit in extending testing beyond the points where there is a negative residual land value. Affordable Private Rent and 25% Intermediate (borough-wide) and 60% Affordable Rent and 40% Intermediate (assuming 80% of market value) town centre - based on extensive discussions and earlier testing analysis with CBC (Emerging Findings Stages 1-5). 'Affordable Private Rent' in BtR developments assumed to have rents at 80% of market rent. 10% Low Cost/Affordable Home Ownership (AHO) of total overall requirements. The above assumes fully applied policy position following the adjustments resulting from the earlier stages of assumption/policy development. The actual AH percentage will necessarily vary due to policy requirement.

Land Area Adjustment - 15% added (30% added on largest sites 100 Flats+) plus OS allowance (financial contribution only) based on methodology as set out in the Planning Obligations Annex of the Draft Local Plan.

Specific Sites Allocations - tested separately using the same assumptions basis, with adjustments/positions as appropriate - and see App IIIb for detail.

² As part of further policy development through earlier project phases (EF Stages 1-5) a cost reduction was requested for testing purposes as part of exploring working policy combinations.

³ For testing purposes, the level of contributions applied for ST1 was also adjusted downwards through a reduction in the 'cost per km' figure used within the formula as set out in the Planning Obligations Annex - agreed as part of the earlier project stages.

Includes additional sensitivity testing for increased sustainable transport contributions based on a 3km distance assumption (see Planning Obligations Annex for formula detail): 10 Houses = £6,944 (total) / 35 Mixed = £23,578 (total).

^{*}assumes multiple developers/sales outlets



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment - Residential Assumptions (Sheet 1 of 3)

Unit Sizes - Affordable and Private Market

Offic Sizes Affordable and Fire	rate market	<u> </u>
Unit Type	Unit Sizes (sq. m)*	*Note: Retirement/sheltered typology:
Studio flats	37	
1-bed flat	50	1-beds @ 55 sq. m; 2-beds @ 75 sq. m (Note 25% communal area content within retirement/sheltered typology)
2-bed flat	61	*Note: Extra care typology:
2-bed house	79	60 units typology Comprised of a 3:2 ratio of 1-bed to 2-bed units (36 no. 1-b; 24 no. 2-b)
3-bed flat	86	1-beds @ GIA 58.5 sq. m; 2-beds @ 76 sq. m (excluding communal areas - 35% communal area content).
3-bed house	93	
4-bed house	106	

Dwelling Mix Assumptions

Dwelling Mix as set out in Policy H4*	60% Market Housing Element	40% Affordable Housing Element (Intermediate and Rental Tenure)		
	Town Centre	Borough-Wide		
1 Bed	25% - 30% (10% Studio Flats)	10%	25% - 30%	
2 Bed	40% - 45%	25%	30% - 35%	
3 Bed	25%	40%	25% - 30%	
4+ Bed	5%	25%	5% - 10%	

^{*}Draft Local Plan 2020-2035 Jan 2020

Note: Town centre scenarios applies dwelling mix to 1-3 beds only.

Pacidential Value Assumptions Indications

*Based on Nationally Described Space Standards October 2015

Residential Value Assumptions Indications										
Market Values (MV) - Private Units (only)*	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9+	
Typical New Build Values				Borough Wide New Build			_			
Typical New Bullu Values					Town Centre New Build					
	Bewbush and N	North Broadfield, Langley Green	and Tushmore		Maidenbower, T	own Centre Area				
		Furnance	Green							
Indicative Applicable VI		Gossops Green and N	orth East Broadfield							
Indicative Applicable VL Range by Ward Area			Ifield, Pound Hill South	and Worth, Southgate						
Ralige by Wald Alea			Til	gate						
			Broadfi	eld, Northgate and West Gree	n, Pound Hill North and Forg	ge Wood				
Studio flat	£120,250	£129,500	£138,750	£148,000	£157,250	£225,000	£237,500	£250,000	£275,000	
1-bed flat	£162,500	£175,000	£187,500	£200,000	£212,500	£274,500	£289,750	£305,000	£335,500	
2-bed flat	£198,250	£213,500	£228,750	£244,000	£259,250	£355,500	£375,250	£395,000	£434,500	
3-bed flat	£279,500	£301,000	£322,500	£344,000	£365,500	£387,000	£408,500	£430,000	£473,000	
2-bed house	£256,750	£276,500	£296,250	£316,000	£335,750	£355,500	£375,250	£395,000	£434,500	
3-bed house	£302,250	£325,500	£348,750	£372,000	£395,250	£418,500	£441,750	£465,000	£511,500	
4-bed house	£344,500	£371,000	£397,500	£424,000	£450,500	£477,000	£503,500	£530,000	£583,000	
MV (£ / sq. m.)	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,500	

Note: Sheltered Housing and Extra Care tested at VL7 to VL9+

Affordable Housing Revenue Assumptions

	Affordable Rent					
Unit	LHA Cap	Average AH Transfer Price (LHA Cap)				
Studio	£84.40	£67,381				
1-bed	£163.46	£113,233				
2-bed	£200.47	£136,525				
3-bed	£233.12	£167,339				
4-bed	£324.38	£253,466				

Note: Affordable Rents are capped at LHA (note single BRMA in Crawley) - LHA rates are based on LHA from 2019. Shared Ownership assumed at 60% of market value for borough-wide typologies and 80% of market value for town centre typologies.



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment - Residential Assumptions (Sheet 2 of 3)

Development / Policy Costs	Crawley BC	Notes / variances
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	,	
		BCIS figures are exclusive of external works
Build Costs Estate Housing - generally (£/sq. m) ¹	£1,259	
Build Costs Mixed Developments - generally (£/sq. m) ¹	£1,280	
Build Costs Flats - generally (£/sq. m) ¹	£1,427	85% Net:Gross floor area ratio
Build Costs Flats - Extension (£/sq.m) ²	£1,700	0576 Net. Gloss floor area ratio
Build Costs Flats - 3-5 Storeys (£/sq.m) ¹	£1,390	
Build Costs Flats - 6+ Storey (£/sq. m) ¹	£1,669	
Build Costs (Supported Housing - Generally) (£/sq.m) ¹	£1 Q55	Retirement - Sheltered and Extra Care (plus additional allowances for communal areas (@ 25% & 35% respectively, from base 15%)
External Works	10% (Flats) 15% (Houses)	added to build costs
Site Works (on gross)	£500,000/ha	Additional cost allowances for larger site typologies Note: DSP to assume Harman costs at £17,000 - £23,000/dwelling equivalent (indexed) - larger scale development (500+ dwellings) where applicable unless specific infrastructure costs available.
Contingencies (% of build cost)	5%	3% assumed for the 1000 Mixed strategic scale typology. Bespoke allowances made for Site Allocations
Professional & Other Fees (% of build cost)	10%	Increased to 11% on the 100 Flats 6+ Storey (Town Centre) typology to reflect enhanced design requirements as described in the Local Plan. 8% assumed for the 1000 Mixed strategic scale typology.
Sustainable Design / Construction Standards (% of build cost)	5%	Test at 4% represents meeting the enhanced sustainability requirements set out as part of the potential forthcoming new Future Homes Standard (Option 2) plus costs for meeting the requirements of SD1, SD2 and DD4, together with additional allowance for biodiversity net gain where applicable. ³
Adopted CIL rate⁴		CIL adopted rate at £100/sq.m and tested at current indexed rate of £123.25/sq.m (as at January 2020)
Water Efficiency Standards	100 litres per person per day	See Local Plan Policy SDC3 - any additional cost is assumed de minimis.
Policy DD2 - Access Potential Building Regs M4 (2) Compliance (£ per unit) ⁵	£1,646 (Flats) £2,447 (Houses)	100% of units
Residual s.106 /non-CIL costs (£ per unit) - small scale PDL / Greenfield sites ⁶	£1,000	Bespoke assumption for the 'at Crawley' typology test
Marketing & Sales Costs (%of GDV) Legal Fees on sale (£ per unit)	3% £750	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
Open Market Housing Profit (% of GDV)	17.5%	Range of 15% - 20%, DSP assumed testing at mid-point of range at 17.5%
Affordable Housing Profit (% of GDV)	6%	
FINANCE & ACQUISITION COSTS Agents Fees (% of site value) Legal Fees (% of site value) Stamp Duty Land Tax (% of site value) Finance Rate - Build (%) Finance Rate - Land (%)	1.50% 0.75% 0% to 5% 6.5% 6.5%	HMRC scale

Notes

¹ Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Crawley has been used and averaged across the area. Externals added separately at 10-15%. Site works added separately.

² Informed by DSP experience of local schemes

³ The level and scope of this assumption developed through earlier project phases (EF Stages 1-5), particularly noting the refinement of DD4, wider scope of sustainability aspirations and BNG.

⁴Through earlier project phases, education contributions are assumed to be met through CIL.

⁵EC Harris DCLG Housing Standards Review Cost Impact indicate average extra over cost to be £1,646 (Cat.2) and £15,691 (additional space cost (Cat. 3)) for flats and £2,447 (Cat.2) and £26,816 (additional space cost (Cat. 3 adaptable)) for houses. Earlier EF Stages 1-5 led to refining original CBC policy aspirations for M4(3) to only seek M4(2) compliance.

⁶Earlier project stages tested an alternative residual S106 allowance, however following an extensive information review and internal CBC discussions led to refinement of this assumption - based on the assumption that some S106 are being delivered through CIL (e.g. education contributions) together with other contributions included as part of specific assumptions e.g. skills, sustainable transport etc.

Crawley Borough Council - Appendix I - Local Plan & CIL Viability Assessment - Site Allocations: Assumptions (Sheet 3 of 3)

Site Allocations - Bespoke Testing	Existing Use	Site Area (ha)	Indicative Capacity (approx no. of dwellings)	Indicative Residential Market Value (£/sq. m.)	Open Space Allowance (Planning Obligations Annex)	Skills Contribution ² - Policy EC4 (£) Assumes average occupancy of 2.5 persons per dwelling	Sustainable Transport ³ - Policy ST1 (£) Assumes average occupancy of 2.5 persons per dwelling	Residential Contingency Allowance (% of cost)	,	Assumed Non-Residential Element
Land South East of Heathy Farm, Balcombe Road, Forge Wood Tested at 40% AH	Greenfield Site	4.15	150	£4,000	1.10	£92,625	£28,929 NOTE: Assumes 0.9km distance from public transport connection	10%		N/A
Land Adjacent to Desmond Anderson, Tilgate Tested at 40% AH	School (surplus educational land) (PDL)	3.39	150	£4,000	1.10	£92,625	£16,071 NOTE: Assumes 0.5km distance from while transport connection	15%		N/A
Tinsley Lane Playing Fields, Three Bridges Tested at 40% AH	Greenfield Site	3.3	120	£4,100	0.88	£74,100	£13,081 NOTE: Assumes 0.5km distance from public transport connection	10%		N/A
County Buildings, Northgate (Town Centre) Tested at 25% AH	Existing office/educational buildings and parking (PDL)	0.58	100	£4,200	£161,100 (Financial Contribution only)	£61,750	£11,029 NOTE: Assumes 0.5km distance from public transport connection	15%	5,200sqm	Office uses @ £200/sq.m. (BCIS £1,987/sq.m.), 6% Yield
St Catherine's Hospice, Malthouse Road, Southgate Tested at 40% AH	Existing Hospice (PDL)	0.73	60 (Sheltered Housing)	£5,500	£96,600 (Financial Contribution only)	£37,050	£6,777 NOTE: Assumes 0.5km distance from public transport connection	10%		N/A
21, 25, 27 & 29 Tushmore Lane, Northgate Tested at 40% AH	Existing residential properties and adjoining curtilage (PDL)	0.60	63	£4,150	£101,430 (Financial Contribution only)	£38,903	£7,103 NOTE: Assumes 0.5km distance from public transport connection	10%		N/A
Wingspan Club Residual Land, Manor Royal - NON- RESIDENTIAL	Greenfield Site	0.64	n/a	n/a	n/a	£25,126	Small contribution only - expected to be covered by BREEAM Contingency	N/A	2787sqm	Industrial uses @ £100/sq.m. (BCIS £826/sq.m.); Yield range 4.5% - 6.5% Policy EC3 Manor Royal (public realm improvements) @ £2/sqm = £5,574 (total)
Nexus, Gatwick Road, Manor Royal - NON-RESIDENTIAL	Existing Car Park	0.64	n/a	n/a	n/a	£23,440	Small contribution only - expected to be covered by BREEAM Contingency	N/A	2,600sqm	Industrial uses @ £100/sq.m. (BCIS £826/sq.m.); Yield range 4.5% - 6.5% Policy EC3 Manor Royal (public realm improvements) @ £2/sqm = £5,574 (total)
Gatwick Green - NON- RESIDENTIAL	Greenfield Site	24.1	n/a	n/a	n/a	£315,633	N/A	N/A	77,800sqm	Industrial - storage and distribution uses @ £120/sq.m. (BCIS £826tbc/sq.m.); Yield range 4.5% - 6.5%

General Non-Residential Development Cost Assumptions:	
BREAAM / other enhancements addition contingency (% of cost)	5%
External Works	15%
Professional Fees (% of cost) Contingencies (% of cost)	10% 5%
Planning / Building Regs etc / insurances (% of cost)	2%
Site survey / preparation costs / S106	Variable
CIL	N/A
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	6.50%
Arrangement / other fees (% of cost)	2%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income) Purchaser's costs	10% 5.75%
Developer Profit (% of GDV)	15%
Yields	Variable applicability from 5% to 8%
Site Acquisition Costs	
Agents Fees (% of site value) Legal Fees (% of site value)	1.50% 0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment Build to Rent - Rental and Investment Value Assumptions (Sheet 1 of 2)

CIL rate (CRAWLEY £123.25/sq. m for 20	Rents (based on 20% increase on average PRS rent for similar properties within 1 mile of Crawley railway station)	
Beds	sq ft	sq m	Rent per Month
1 Bed	538	50	£1,100
2 Bed	753	70	£1,250
3 Bed	926	86	£1,450

Affordable Private Rented units (BTR units provided at 80% of market rent as per Govt Guidance)						
Size of unit	Rent per month					
1 Bed	£917					
2 Bed	£1,042					
3 Bed	£1,208					

BTR tested with 25% Affordable Private Rent (APR) and 20% APR.

Rental related assumptions					
Rent inflation	3%				
IRR	6%				
Net exit yield 4.25%					
Management 7%					
Maintenance	13%				
Major Repairs	£10,000				
Voids 2%					
Bad debts	3%				



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment

Development / Policy Costs	Crawley BC	Notes / variances
RESIDENTIAL BUILDING, MARKETING & S106 COSTS		
		BCIS figures are exclusive of external works
Build Costs Flats - 3-5 Storeys (£/sq.m) ¹	£1,390	For info only (6+ storey figure applied in modelling)
Build Costs Flats - 6+ Storey (£/sq. m) ¹	£1,669	85% Net:Gross floor area ratio
External Works	10% (Flats)	added to build costs
Site Works	£500,000/ha	
Contingencies (% of build cost)	5%	
Professional & Other Fees (% of build cost)	10%	
		Test at 4% represents meeting the enhanced sustainability requirements set out as part of the
Sustainable Design / Construction Standards (% of build cost)	5%	forthcoming new Future Homes Standard (Option 2) plus costs for meeting the requirements of SD2, together with additional allowance for biodiversity net gain where applicable. (Applied to base build
		cost)
Adopted CIL rate	£123.25/sq.m	CIL tested at current indexed rate of £123.25/sq.m (as at January 2020)
Water Efficiency Standards	100 litres per person	See Local Plan Policy SDC3 - any additional cost is assumed de minimis.
	per day	
Policy DD2 - Access Potential Building Regs M4 (2) Compliance (£ per unit)	£1,646 (Flats)	100% of units
rolley DD2 - Access roteritial building negs W4 (2) compliance (E per unit)		100% Of units
Residual s.106 /non-CIL costs (£ per unit) - small scale PDL / Greenfield sites	£1,000	Per unit
Letting Agent Fees	10% of Yr 1 Rent	
Letting Legal Fees	5% of Yr 1 Rent	
Sales Agent Fee	1.50%	
Sales Legal Fee	0.50%	
Purchaser Costs	6.80%	
DEVELOPER'S RETURN FOR RISK AND PROFIT		
BTR units (profit on GDV of private units and Affordable Private Rent combined)	10% on GDV	
FINANCE & ACQUISITION COSTS		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)		HMRC scale
Finance Rate - Build (%)	6.5%	
Finance Rate - Land (%)	6.5%	
L		

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for Crawley has been used and averaged across the area. Externals added separately at 10-15%. Site works added separately.

Dixon Searle Partnership (2020)



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment - Commercial Assumptions

	Example Scheme Type	GIA (m²)	Site Coverage	Site Size (ha)	Build Period (Months*)	Values Range - Annual Rents £ per sq m			Build Cost (£	External Works	Total Build Cost	
Use Class / Type						Low	Mid	High	•	cost addition	(£/sq m excl fees etc)	Notes
Large Retail	Large Supermarket - out of town	1500	35%	0.43	18	£250	£275	£300	£1,494	15%	£1,718	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail	Retail Warehouse	1000	40%	0.25	7	£225	£250	£275	£904	15%	£1,040	BCIS - Retail warehouses - up to 1,000 sq m.
Town Centre Retail	Comparison shops/(general/non shopping centre)	200	60%	0.03	6	£180	£230	£280	£1,130	50%	£1,695	BCIS - Shops - Generally
Small Retail	Convenience Store - various locations	300	75%	0.04	6	£150	£185	£220	£1,130	15%	£1,300	BCIS - Shops - Generally
Business - Offices - Town Centre	Office Building	500	200%	0.03	12	£175	£215	£250	£1,987	15%	£2,285	BCIS - Offices - 3-5 Storey; airconditioned
Business - Offices - Out of town centre /Business Park	Office Building	1000	40%	0.25	12	£175	£215	£250	£1,768	15%	£2,033	BCIS - Offices - 1-2 Storey; airconditioned
Business - Industrial / Warehousing	Distribution Centre (Gatwick Airport/Manor Royal)	8000	40%	2.00	18	£90	£110	£130	£826	15%	£950	BCIS - Advance factories / offices - mixed facilities (B1) - >2000
Business - Industrial / Warehousing	Smaller / Move-on type industrial unit including offices - industrial estate	500	40%	0.13	6	£100	£110	£120	£1,249	15%	£1,436	BCIS - Advance factories / offices - mixed facilities (B1) - generally
Business - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate	2500	40%	0.63	12	£70	£80	£90	£826	15%	£950	BCIS - Advance factories / offices - mixed facilities (B1) - >2000
Hotel	Hotel - town centre / Gatwick Airport	2100	50%	0.42	18	£4,000	£5,000	£6,000	£2,072 1	15%	£2,383	BCIS - Hotels
lotei						Annual Room Rates		12,072	15/0	12,303	bcis - noteis	
C2 - Residential Institution	Nursing Home	1900	60%	0.32	16	£175	£200	£225	£1,819	15%	£2,092	DCIC Court House for the Fidential course like
	Indizing notife					Weekly Room Rates		11,019	13%	12,092	BCIS - Care Homes for the Elderly - generally	
Student Accommodation	1000/ Chistory time Assessment detical with annuity (400 years)	7384	80%	0.92	18	£150	£170	£190	£2,031	5%	£2,133	BCIS - Student Accommodation
	100% Cluster type Accommodation with ensuite (400 rooms)		0070	0.52	10	Weekly Room Rates		12,031	376	12,133	BCIS - Student Accommodation	
	Variable - considered on strength of values / costs relationship											

Value / costs relationship strength considered in report

Development Costs	
Sustainability Allowance / other enhancements	5%
addition contingency (% of cost)	370
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs / S106	Variable
Debugation City to the state of	at £25/m² intervals
Potential CIL - trial rates testing	up to £200/m² including at relevant current indexed rate
Finance Costs	
Finance rate p.a. (including over lead-in and letting /	5.504
sales period)	6.5%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	15%
	Variable applicability -
Yields	sensitivity tested across range at 5.0% to 7.0%
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value - HMRC scale)	0 to 5%

basis for a range of other development uses including

parking (multi-storey)

community / clinics / fitness/ leisure / nurseries etc. / car

Dixon Searle Partnership (2020)

Other / Sui Generis

Crawley Borough Council Community Infrastructure Levy Regulations 2010 (as amended) Annual CIL Rate Summary for 2020

Crawley Borough Council's <u>CIL Charging Schedule</u> came into effect on 17 August 2016.

Rates for Development:

Development	Zone	Charge (£ per sqm)	Index Figure for 2016	Index Figure for 2020	Indexed Rate for 2020 (£ per sqm)
Residential	Boroughwide Zone**	£100.00	271	334	£123.25
General Retail A1-A5 (excluding food supermarket)*	Boroughwide Zone**	£50.00	271	334	£61.62
Food supermarket A1 (less than 3000 sqm)*	Boroughwide Zone**	£100.00	271	334	£123.25
Food supermarket A1 (3000 sqm plus)*	Boroughwide Zone**	£150.00	271	334	£184.87
All other uses	Boroughwide Zone**	£0.00	271	334	£0.00
All uses	Gatwick Airport Zone	£0.00	271	334	£0.00

^{*} ancillary commercial car parking spaces will not be subject to CIL charges.

^{*}BCIS Construction Duration Calculator

^{**}BCIS Median - Crawley Location Factor

^{**} Boroughwide Zone excludes land within the defined Airport Zone which is exempt from CIL. See the Map of CIL Charging Zones.



Crawley BC - Appendix I - Local Plan & CIL Viability Assessment - Policy Review

(based on CBC Draft Local Plan (January 2020))

Note: Policy summary/analysis below is based on the previous version Draft Local Plan policies which informed the earlier testing phases. The scope/detail of policies evolved through Emerging Findings Stages 1-5 on the basis of 2-way CBC and DSP dialogue informed by both viability and infrastructure needs. The current (new) version Reg 19 Local Plan policies will supercede the below and were informed and developed through this process - with the latest iterations tested as outlined in earlier sheets of this Appendix.

· ·					
Policy Name / No.	Cost / Other I	Yes	Addressed where applicable through specific study approach / assumptions - associated		
			commentary / Cost allowance		
Draft Crawley Borough Local Plan 2020-203	5 January 2020	No Stratogic	Policies		
SD1: Presumption in Favour of Sustainable Development		- Strategic	Reflected within overall build cost assumptions (including an allowance for sustainable construction) and location of development. Assumed development appropriate in terms of general design / layout etc. as would be permitted under the range of development management criteria.		
SD2: Enabling Healthy Lifestyles and Wellbeing			Considered through range of s.106/other costs assumptions including open space allowance and overall design quality principles - all as would be permitted under the range of development management criteria and as considered by other specific related policies.		
SD3: North Crawley Area Action Plan			Considered though the agreed development scenarios (residential and non-residential) for testing and the range of Value Levels adopted being representative of different areas of the Borough including the North of Crawley which is designated for an Area Action Plan (AAP).		
CL1: Neighbourhood Principle			Although more of a planning and land use implication than for viability consideration, general development appraisal assumptions will apply as informed by this policy analysis.		
CL2: Making Successful Places - Principles of Good Urban Design			Considered through the overall build costs generally including professional fees (e.g. architect fees) particularly relating to design principles as well as general development management criteria. Also refers to being subject to Policies CL3 and CL4 below.		
CL3: Local Character and the Form of New Development			Although more of a planning and land use implication than for viability consideration, an indirect cost implication may exist in relation to scale and form of development - more of a design, development management related consideration. However could have a site specific impact and as such would need to be treated as abnormal costs in weighing up the overall viability position on a particular site.		
CL4: Effective Use of Land: Sustainability, Movement and Layout			The policy refers to general design principles, effective use of land including sustainability in terms of it's wider application. DSP assume associated costs are reflected within overall build cost assumptions and location of development. Assume development appropriate in terms of general design / layout etc. as would be permitted under the range of development management criteria. Policy also references meeting requirements of Policy CL3 above.		
CL5: Form of New Development - Layout, Scale and Appearance			DSP would consider the design policies to be addressed as part of the general nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals. However, could have a site specifics impact and would need to be treated as abnormal costs at planning application stage rather than at plan making stage. Larger 'strategic' sites have been specifically tested where required. Density requirements have been adopted following reference to the requirements set out in this policy.		
CL6: Structural Landscaping			Linked to Policy CL5 above, may also relate to Policies regarding biodiversity and habitats. Overall, generally more of a planning / land use / design related implication than with specific viability impacts beyond the usual range of assumptions.		
CL7: Important and Values Views			No direct impact on our assumptions / cost allowance - more of a planning and land use		
CL8: Development Outside the Built-Up Area			implication.		
CL9: High Weald Area of Outstanding Natural Beauty			Although more of a planning and land use implication than for viability consideration, an indirect cost implication may exist in relation to scale and form of development - more of a design, development management related consideration. However could have a site specific impact and as such would need to be treated as abnormal costs in weighing up the overall viability position of potential development within AONB e.g. windfall.		
DD1: Normal Requirements of All New Development			Reflected within overall build cost assumptions (including an allowance for sustainable construction and wider infrastructure) and location of development. Assumed development appropriate in terms of general design / layout etc. as would be permitted under the range of development management criteria. Specific allowances will be made for strategic site testing at later project stages (tbc).		
DD2: Inclusive Design			Although the broader design requirements are considered through general cost assumptions / development management criteria, specific assumptions have been made in connection with Building Regulations Part M - as specified in the policy detail. See Appendix I Residential Assumptions for assumption detail. Also see Policy CL5: Form of New Development - Layout, Scale and Appearance above.		



DD6: Aerodrome Safeguarding DD7: Advertisements DD8: Crossovers DD7: Advertisements DD8: Crossovers DD8: Crossovers DD9: Advertisements DD8: Crossovers DD9: Crossovers DD7: Advertisements DD8: Crossovers DD7: DD8: DD8: DD8: DD8: DD8: DD8: DD8:			Partnership
Policy District Constitution C			
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DO3: Standards for All New Developments Including conversions) Do3: Standards for All New Developments Including conversions) Do5: Test England and Standards Do7: Advertisements Do7: Adverti	Total Training Title		commentary / Cost allowance
Internation conversions)		No	
Internation conversions)	DD3: Standards for All New Developments		Policy DD3 sets out the Nationally Described Space Standards (October 2015) which has been
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Parting Dob Tie Replacement Standards Dob Tie Replacement St	(
Place I tree deplacement Standards Dist. Ten Replacement Standards No direct impact on vability, resther a planning and land use implication. Dist. Ten Replacement Standards See Folicy CLS Form of New Development - Layout, Stale and Appearance above. Annual Standards See Folicy CLS Form of New Development - Layout, Stale and Appearance above. Annual Standards See Folicy CLS Form of New Development - Layout, Stale and Appearance above. Annual Standards See Folicy CLS Form of New Development - Layout, Stale and Appearance above. Annual Standards May Development remarks and annual see insplication than for vability consideration, an indirect of ten Replacement of See Tellor CLS Form of New Development - Layout, Stale and Appearance above. The Standards Appearance above. Annual Standards Appearance above. Annual Standards Appearance above. Annual Standards Appearance above. Annual Standards Appearance above. Dist. International Layout S	DD4: Tree and Landscaning Character		
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DOE. Amortione Safeguarding DOF. Advertisements DOF. DOF. DOF. DOF. DOF. DOF. DOF. DOF.			dwelling included as a fixed cost in appraisals.
DIRE Crawley Borough Local Plan 2020-2035 Innuary 2020 - Non-Strategic Policies DIRE Crosswers PEP Flood Risk Guidance for Householder Development, Small Non-Residential Extensions Total Crawley Borough Local Plan 2020-2035 Innuary 2020 - Strategic Policies - Continued Not direct impact on viability, rather a planning and land use implication. Part of Crawley Borough Local Plan 2020-2035 Innuary 2020 - Strategic Policies - Continued Note: of a planning and land use implication than for viability consideration. Note: The Crawley Borough Local Plan 2020-2035 Innuary 2020 - Strategic Policies - Continued Note: of a planning and sent use implication than for viability consideration. Note: of a planning of land use implication than for viability consideration, an indirect cost implication may exist in relation to scale and form of development if permitted - more of a design, development imagement related transification. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability consideration. Note: a planning design/lund use implication than for viability con	DD5: Tree Replacement Standards		More of a planning and land use implication than for viability consideration. No particular
DDP: A development, Somilian Conference of the Compact on Vability, rather a planning and land use implication. PER: Flood Risk Guidance for Householder PER: Flood Risk Guidance for Foresholder of the Conference of the Compact of	DD6: Aerodrome Safeguarding		additional viability assumptions apply.
DBS: Cossevers PPS: Flood Risk Guidance for Householder Development, Small Non-Residential Extensions Brieft Cravity Borough Local Plan 2020-2035 January 2020 - Strategic Policies - Continued MAI: Heritage Assets MAZ: Consistent of Policies - Continued MAI: Heritage Assets MAZ: Consistent of Special Local Character ARA: Areas of Special Local Character ARA: Consistent of Special Local Character ARA: Listed Buildings and Structures MAC: Consistent Policies - Continued MAC: Listed Buildings and Structures MAC: Horizage Assets of Archaeological Interest ARA: Heritage Assets of Archaeological Interest Asset of Archaeological Mac: Listed Buildings and Structures MAC: Horizage Assets and Gandens MAC: Hori	Draft Crawley Borough Local Plan 2020-203	5 January 2020 - Non-Stra	ategic Policies
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Dies Complex Small Non-Residential Extensions Dirist Carely Borough Local Plan 2020-203 January 2020 - Strategic Policies - Continued IALS Heritage Assets 58	DD8: Crossovers		
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ANA3: Areas of Special Local Character design, development may exist in relation to scale and form of development if permitted - more of a design, development management related consideration. MAE: Listed Buildings and Structures More of a planning/design/land use implication than for viability consideration. MAE: Instoric Pasks and Gardens More of a planning/design/land use implication than for viability consideration. MAE: Historic Pasks and Gardens More of a planning/design/land use implication than for viability consideration. MAE: Historic Pasks of Archaeological Interest Assumed \$5,000 per dwelling which covers open space as set out in The Open Space Assessment 2016 (the on checking for update), which states that "Open Space has been included in the Regulation 123 list to enable funding through Cit. On site open space has been included in the Regulation 123 list to enable funding through Cit. On site open space has been included in the Regulation 123 list to enable funding through Cit. On site open space has been included in the Regulation 123 list to enable funding through Cit. On site open space has been included in the Regulation 123 list to enable funding through Cit. On site open space requirements for new development continue to be delivered through section 105 agreed pasks assumptions for Open Space, otherwise assume forms part of our general land take it as summary to represent the specific detailed sear assumptions for Open Space, otherwise assumptions for Open Space, Sports and Recreation above. See policy OS1: Open Space, Sports and Recreation above. Considered through range of s.106/other cost assumptions for Open Space, and Recreation above. In Interestructure Provision In Interestructure Provision Mit Infrastructure Provision of New Interestructure Provision requirements (localised works or contributions) but those will vary with the size specific details. Devenous for space of space is specifically allowed for Cit. Lested at a range of rates. Specific allowance will be made f			
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Assumed £ 3,000 per dwelling which covers open space as set out in The Open Space Assessment 2016 (the on checking for update); which states that "Open Space has been included in the 8egulation 128 list to enable funding through Licu In site open space has been included in the 8egulation 128 list to enable funding through Licu In site open equipments for new development continue to be delivered through section 106 agreements of planning conditions". Where applicable, DSP has made beepoke assumptions for Open Space, otherwise assume forms part of our general and task is assumptions. OS2: Provision of Open Space and Recreational Facilities See policy OS1: Open Space, Sports and Recreation above. See policy OS1: Open Space, Sports and Recreation above. No direct impact on our assumptions / cost allowance - more of a planning and land use implication. Considered through range of s.106/other cost assumptions (in addition to CIL). In practice a range of sites will trigger mitigation requirements (localised works or contributions) but those will vary with the site specific details. DSP consider 2,000/d veiling for all tests at £3,000 are part of welling, the immediate/sessential highways mitigation. 278 works are assumed to be specifically allowed for CIL tested at a range of rates. Specific allowance will be made for strategic site testing at later project stages (tbc). No direct impact on DSP's assumptions. Commercial (non-residential) scenarios/typologies to be tested as informed by the detail as set out in this policy. Le, including 8 use classes, and relevant E use classes (formerly 8 use classes), at an appropriately high level for the study purpose. EC2: Economic Growth in Main Employment Areas Although more of a planning/ land use implication, a range of non-residential typologies tested alongside varying values: all as an appropriate high-level for the study purpose. Although more of a planning/ land use implication, a range of non-residential typologies to a financial contributions is required towa	HA7: Heritage Assets of Archaeological		See Policy HA1: Heritage Assets above
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	EC6: Visitor Accommodation		
area(s).	200. Visitor Accommodation		
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		Partnership
Policy Name / No.	Cost / Other Impact for Yes Potential No	Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
EC7: Evening and Night-Time Economy		No direct impact on our assumptions / cost allowance - more of a planning and land use implication. Associated development would be considered under former use classes order A (now falling under E, F.2 or sui generis) as part of our high-level testing.
EC8: Supporting the Creative Industries		No direct impact on our assumptions / cost allowance - more of a planning and land use
EC9: Flexible Temporary Cultural and Creative Uses		implication.
EC10: Employment Development and Residential Amenity EC11: Neighbourhood Parades		No direct impact on our assumptions / cost allowance - more of a planning and land use implication.
EC11: Neighbourhood Parades EC12: Rural Economy		Although more of a planning and land use implication than for viability consideration, an indirect cost implication may exist in relation to scale and form of development if permitted - more of a design, development management related consideration.
GAT1: Development of the Airport with a Single Runway		A range of non-residential development typologies have been tested including those representative of typical development likely to come forward in that location. Policy describes any growth is supported by appropriate infrastructure provision. Considered through range of s.106/other cost assumptions (in addition to CIL). CIL tested at a range of rates.
GAT2: Gatwick Airport Related Parking		No direct impact on DSP's assumptions.
GAT3: Employment Uses at Gatwick		
TC1: Primary Shopping Area TC2: Town Centre Neighbourhood		A variety of retail development scenarios have been tested at an appropriate high level for the study purpose, covering a range of values representing the variety relevant in different areas and
TC3: Development Sites within the Town Centre Boundary		across different scheme/site types. A variety of retail development scenarios have been tested at an appropriate high level for the study purpose, covering a range of values representing the variety relevant in different areas and across different scheme/site types. Some sites specifically tested through discussion with the Council.
TC4: Active and Engaging Frontages		No direct impact on our assumptions / cost allowance - more of a planning and land use implication.
TC5: Town Centre First		Relates to Policy TC3: Development Sites within the Town Centre Boundary.
H1: Housing Provision		Considered through the agreed development scenarios for testing and the range Value Levels adopted being representative of the variety relevant to different areas of the Borough.
H2: Key Housing Sites		Considered as part of the general range of site typologies in addition to site specific testing as agreed with the Council.
H3: Housing Typologies		Considered generally through the nature and quality of development expected to come forward and be supportable through the usual planning application and development management process. Therefore reflected in the nature of the build and related costs assumptions used for all appraisals.
H3a: Estate Regeneration H3b: Densification, Infill Opportunities and Small Sites		Related to Policy H3: Housing Typologies above.
H3c: Town Centre Sites		See Policy H1 above. Also considered through general cost assumptions (including allowance for infrastructure costs through s106 and CIL) together with general development management criteria.
H3d: Upward Extensions		More of a planning/design/land use implication than for viability consideration.
H3e: Conversions from Commercial / Non- Residential Uses		More of a planning/design/land use implication than for viability consideration.
H3f: Open Spaces		See policy OS1: Open Space, Sports and Recreation above.
H3g: Urban Extensions		Although more of a planning/design/land use implication than for viability consideration, wider requirements relating to housing mix, general design, infrastructure costs etc. apply as described further above - all as part of the high-level approach.
H4: Future Housing Mix		Sets out the Housing mix of Private and Affordable which has been included in Residential Assumptions.
H5: Affordable Housing		40% Affordable Housing will be required from all residential developments, Council expect 75% to be Affordable Rent or Social Rent and 25% Shared Ownership, therefore 30% of AH will be Affordable/Social Rent and 10% Shared Ownership. However only triggered at 10 dwellings or above, a commuted sum towards off-site AH provision will be sought for under 10 dwellings.
H6: Build to Rent		Build to rent tested as a specific typology as part of the assessment as per the requirements set out here.
H7: Self and Custom Build		Self/custom build considered within the report text at an appropriately high level for the study purpose.
H8: Gypsy, Traveller and Travelling Show people Sites		More of a planning and land use implication than for viability consideration.
H9: House in Multiple Occupation		More of a planning and land use implication than for viability consideration in the study context.



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Policy Name / No.	Cost / Other Impact for Yes Potential No	Addressed where applicable through specific study approach / assumptions - associated commentary / Cost allowance
GI1: Green Infrastructure		Generally within build costs, externals together with an allowance as required for land area adjustment. Also informed by relevant SPDs as set out as required for residential assumptions.
GI2: Biodiversity and Net Gain		To the extent that the assessment assumptions consider regular design and layout characteristics. Scope of achievable planning obligations packages may be relevant to particular proposals - especially for larger/strategic scale developments where the surplus available to support a
GI3: Biodiversity Sites		planning obligations package is likely to be considered. More of general development management matter and does not inform particular viability assessment assumptions. Allowance for Biodiversity Net Gain has been made in our general 'sustainability' allowance.
GI4: Local Green Space		At a suitably high level for the study purpose, this has been considered through a range of s.106/other costs sensitivity testing together with general land take % assumption based on DSP experience together with any open space requirements as advised by the Council. Bespoke allowances made for specific sites as necessary.
SDC1: Sustainable Design and Construction		Specific allowance within overall build costs and fees so far as normal works extent is concerned. However, could have a site specific impacts and as such would need to be treated as an abnormal
SDC2: District Energy Networks		costs in weighing-up the overall viability position on a particular site.
SDC3: Tackling Water Stress		Allowed for within overall build costs and fees so far as normal works extent is concerned. Assumed Building Regulations 'optional' requirement for 110lppd. However, could have a site specific impact and as such would need to be treated as an abnormal cost in weighing-up the overall viability position on a particular site - relevant to site specific testing. Following assessment
EP1: Development and Flood Risk		of evidence we believe that the additional cost of the 100l/p/d requirement set in the policy for new dwellings in Crawley would be de minimis, although the 80l/p/d cost in respect of the 'at Crawley' strategic typology may be greater.
EP3: Land Quality		No direct impact on viability, rather a planning and land use implication. Although this may result in a site specific cost impact, we have not included generally as part of our high-level testing approach unless bespoke costs are known in connection with strategic sites.
EP4: Development and Noise		No direct impact on viability, rather than a planning and land use implication.
EP5: Air Quality		Although more of a planning and land use implication than for viability consideration, any costs relating to Air Quality will be assumed as part of the overall build costs and fees. However, could have a site specific impact requiring mitigation measures and as such would need to be treated as abnormal cost in weighing-up the overall viability position on the particular site.
EP6: External Lighting		No direct impact on viability, rather than a planning and land use implication.
ST1: Development and Requirements for Sustainable Travel		ST1 costs included as a fixed cost.
ST2: Car and Cycle Parking Standards		Although broadly more of a planning/design/land use consideration, we consider allowances through general design, development management criteria and wider costs e.g. professional fees
ST3: Improving Rail Stations		/ build costs/s106/CIL etc. to meet the requirements of this policy.
ST4: Safeguarding of a Search Corridor for a Crawley Western Link Road		Any associated cost or land take assumptions considered to be within overall build costs and externals / planning obligations.